

ORDINANCE NO. 20050804-Z005

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7402 MCNEIL DRIVE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0083, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2A, Amended Plat of Lot 1, San Felipe Green and Lot 2, Suncor-Greenwood Addition, subdivisions in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet AA, Slides 149 and 150, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 7402 McNeil Drive, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,320 trips per day.

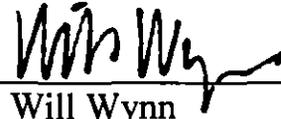
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 15, 2005.

PASSED AND APPROVED

August 4, 2005

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Will Wynn
Mayor

APPROVED:

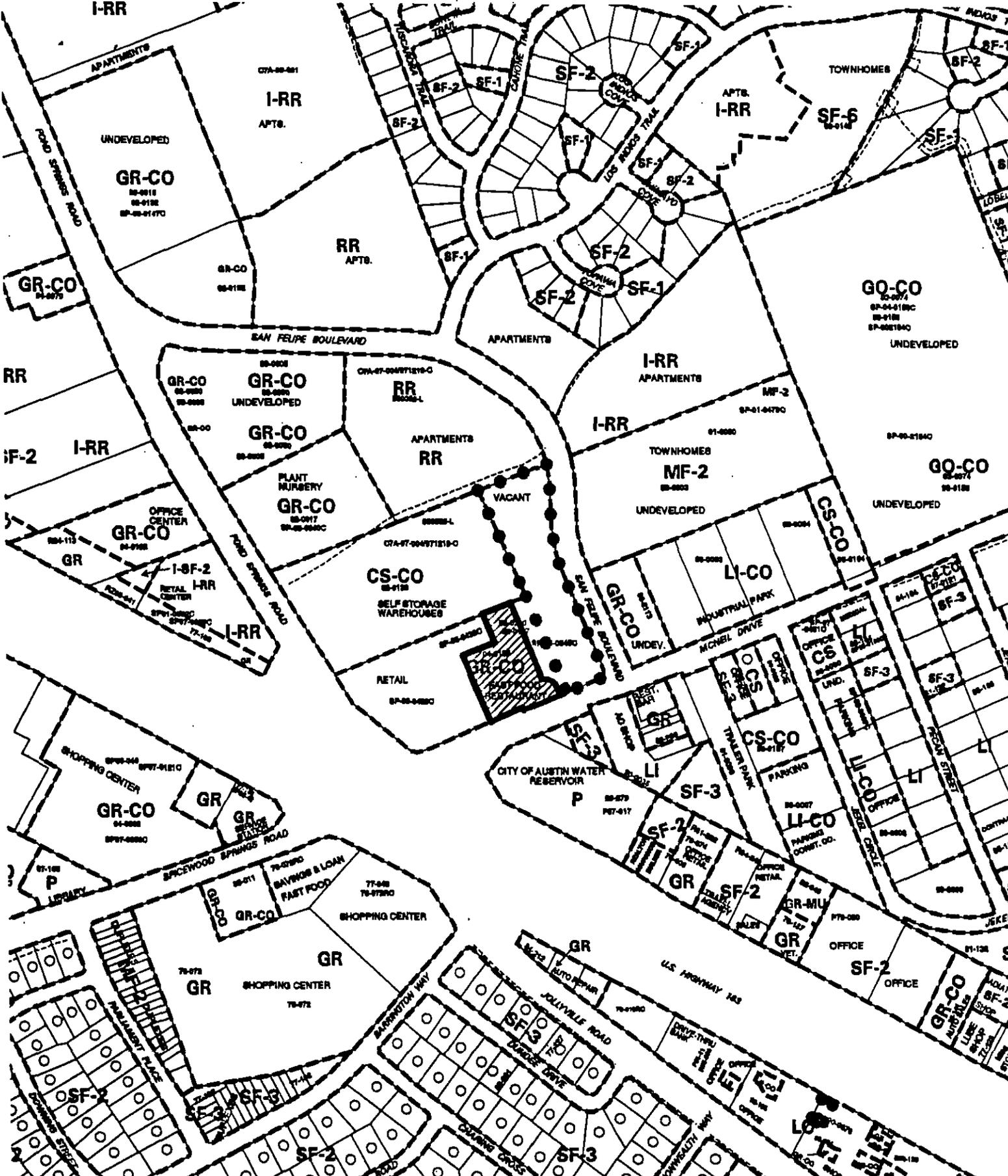


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: S. SIRWATTIS

ZONING EXHIBIT A

CASE #: C14-05-0083
ADDRESS: 7402 MCNEIL RD
SUBJECT AREA (acres): 1.347

DATE: 05-07
INTLS: SM

CITY GRID REFERENCE NUMBER
H36